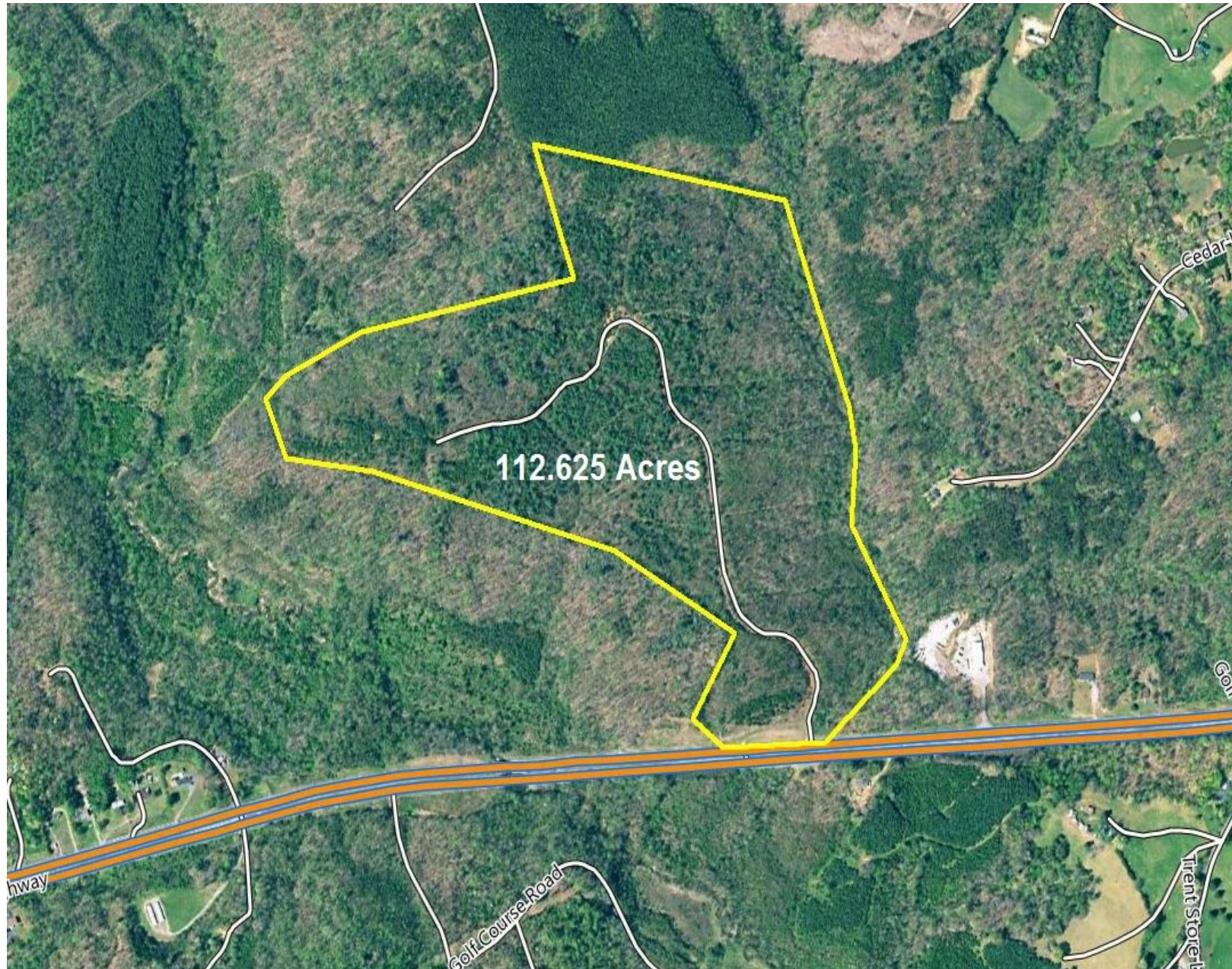


# Land For Sale!

**112.625 Acres - \$224,000**

Jeb Stuart Hwy Stuart, VA (Patrick Co.)

Directions-From Martinsville Virginia take Hwy-58W and go approx. 16.5 miles and look for signs on your right.



**Scott Jensen**

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Stuart, Virginia 24171

## LAND INFO

<b>Total Acres</b>	112.625
<b>Price Per Acre</b>	\$1,989
<b>Cleared Acres</b>	4.5
<b>Wooded Acres</b>	108
<b>Topography</b>	Level, Rolling Land
<b>Best Use</b>	Home/Cabin Site, Hunting, Recreational Use, Commercial property
<b>Creek/Stream</b>	Creek Frontage On Little Spoon Creek
<b>Pond</b>	No
<b>Misc. Buildings</b>	No
<b>Fencing</b>	No
<b>Easement</b>	No
<b>Road Frontage</b>	Approx. 360 Ft. On Hwy- 58
<b>Main Road Type</b>	Pavement
<b>Road Maintenance Agreement</b>	No
<b>Deed Restrictions</b>	No
<b>Surveyed</b>	Yes
<b>Documents Available</b>	Survey, Aerial Photo, Topo Map
<b>Subdivision</b>	No
<b>Zoning</b>	N/A

## Price & Address

<b>Price</b>	\$224,000
<b>Reference #</b>	L-120va
<b>MLS #</b>	405653
<b>Address</b>	Jeb Stuart Hwy
<b>Town</b>	Stuart
<b>State</b>	Virginia
<b>County</b>	Patrick
<b>Zip Code</b>	24171

## SCHOOL INFO

<b>Elementary</b>	
<b>Middle</b>	
<b>High</b>	Patrick High

## UTILITIES

<b>Electric</b>	None
<b>Phone</b>	None
<b>Cable</b>	None
<b>Gas</b>	None
<b>Water</b>	None
<b>Septic</b>	None

## TAX & PARCEL INFO

<b>Tax Year</b>	2019
<b>Tax Rate</b>	.68 Per 100
<b>Tax Value</b>	TBD
<b>Annual Taxes</b>	TBD
<b>Parcel #</b>	5209-2-4
<b>Deed Bk &amp; Pg</b>	Book- Page-

## ADDITIONAL INFO

**Home Owners  
Association Fee:**  
No

**Owners Financing  
Available:** No

## REMARKS

**L-120, 112.625 surveyed acres of land for sale in Patrick County Virginia**, selling as one tract of 112.625 acres only. Great laying all wooded land with long creek frontage on Little Spoon Creek. This property is conveniently located on Hwy-58 between Stuart, VA and Martinsville, VA. Less than a mile from the Gordon Trent Golf Course!

Good road frontage with access into the property coming off Hwy-58, and has a long gravel drive/road that runs all the way to the back of the property (see aerial photo).

Excellent land for a home/cabin site with several nice secluded building sites! Commercial property, also, great hunting for deer, bear and turkey!

**Priced to sell at \$224,000 (\$1,989/ac)**

**For more info or to schedule a showing call 276-952-7400 anytime!**



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